

20012935

UNITEDSTATES URITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

OMB APPROVAL OMB Number: 3235-0123 Expires: August 31, 2020 Estimated average burden hours per response.....12.00

Section MAR 3 U 2020

Mail Processing ANNUAL AUDITED REPORT **FORM X-17A-5** PART III

SEC FILE NUMBER **8-31539**

FACING PAGE Information DC FACING PAGE
Information Required of Brokers and Dealers Pursuant to Section 17 of the Securities Exchange Act of 1934 and Rule 17a-5 Thereunder

REPORT FOR THE PERIOD BEGINN	IING	02/01/19	AND ENDING	01/31/20)
		MM/DD/YY		MM/DD/YY	
A.	. REGISTRAN	NT IDENTIFI	CATION		
NAME OF BROKER-DEALER: Ran	ce King Sec	urities Corpo	oration	OFFICIAL L	JSE ONLY
ADDRESS OF PRINCIPAL PLACE OF 3737 E. Broadway	F BUSINESS: (I	Do not use P.O. E	Box No.)	FIRM I.	D. NO.
		(No. and Street)			
Long Beach		CA		90803	
(City)		(State)		(Zip Code)	
NAME AND TELEPHONE NUMBER William Rence King Jr.	OF PERSON TO	CONTACT IN	REGARD TO THIS R	EPORT (582) 240-1000 (Area Code – Telep	hone Number
R	ACCOUNTAI	NT IDENTIFI	CATION	(Area Code - Telep	none (vanioet)
D .	ACCOUNTA		CATION		
INDEPENDENT PUBLIC ACCOUNTA	ANT whose opini	ion is contained i	n this Report*		
Alvarez & Associates, Inc. C	ertified Publ	lic Accounta	nts		
	(Name – if ii	ndividual, state last, j	first, middle name)		
9221 Corbin Avenue, St	uite 165 No	rthridge	CA	9	1324
(Address)	(City)		(State)	(Zi	p Code)
CHECK ONE:					
Certified Public Account	ant				
Public Accountant					
Accountant not resident i	in United States o	or any of its posse	essions.		
	FOR OF	FICIAL USE C	NLY		

*Claims for exemption from the requirement that the annual report be covered by the opinion of an independent public accountant must be supported by a statement of facts and circumstances relied on as the basis for the exemption. See Section 240.17a-5(e)(2)

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

OATH OR AFFIRMATION

I, William Rance King Jr.	, swear (or affirm) that, to the best of
	ng financial statement and supporting schedules pertaining to the firm of
Rance King Securities Corporation	, as
of January 31	20 ²⁰ , are true and correct. I further swear (or affirm) that
	prietor, principal officer or director has any proprietary interest in any account
classified solely as that of a customer, exc	cept as follows:

	. 1
	11/10/18
TANJA M. PIERCE	
Notary Public - California Significant State Los Angeles County	Signature
Commission # 2157737	On the state of th
My Comm. Expires Jul-21, 21	Title
To what &	'
Notary Public	_
/ /	
This report ** contains (check all applicated) (a) Facing Page.	ole boxes):
(a) Facing Page.(b) Statement of Financial Condition.	
	there is other comprehensive income in the period(s) presented, a Statement
of Comprehensive Income (as def	ined in §210.1-02 of Regulation S-X).
(d) Statement of Changes in Financia	
	lders' Equity or Partners' or Sole Proprietors' Capital. es Subordinated to Claims of Creditors.
	f Reserve Requirements Pursuant to Rule 15c3-3.
	ssion or Control Requirements Under Rule 15c3-3.
— (),	priate explanation of the Computation of Net Capital Under Rule 15c3-1 and the fithe Reserve Requirements Under Exhibit A of Rule 15c3-3.
•	lited and unaudited Statements of Financial Condition with respect to methods of
consolidation.	•
(I) An Oath or Affirmation.	
(m) A copy of the SIPC Supplemental	Report. adequacies found to exist or found to have existed since the date of the previous audit.
(ii) A report desertoing any material in	adequaties found to exist of found to have existed since the date of the provision and
**For conditions of confidential treatment	t of certain portions of this filing, see section 240.17a-5(e)(3).
A notary public or other officer comp	
verifies only the identity of the indivi	
document to which this certificate is truthfulness, accuracy, or validity of	
Truthumess, accuracy, or vanishy or	and document.
State of	
State of	
Subscribed and sworp to (or affire	med) before me on this day of,
by	near persons into on this day or
~ J	proved to me on the basis of satisfactory evidences to be
the person who appeared before	
Notary Public	

CONTENTS

	<u>Page</u>
Report of Independent Registered Public Accounting Firm	2
Financial Statements:	
Statement of Financial Condition	3
Statement of Income	
Statement of Changes in Stockholder's Equity	4 5
Statement of Cash Flows	6
Notes to Financial Statements	7-10
Additional Information:	
Schedule I - Computation of Net Capital Pursuant to Rule 15c3-1	11
Schedule II - Computation for Determination of Reserve Requirements	
Pursuant to Rule 15c3-3	12
Schedule III - Information Relating to the Possession or Control	
Requirements pursuant to Rule 15c3-3	13
Report of Independent Registered Public Accounting Firm	14
Exemption Report Pursuant to SEC Rule 17A-5	15
ndependent Accountant's Agreed-Upon Procedures Report on	
Schedule of Assessment and Payments (Form SIPC-7)	16
Schedule of Assessment and Payments (Form SIPC-7)	17-19



REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To Those Charged with Governance and the Stockholder of Rance King Securities Corporation:

Opinion on the Financial Statements

We have audited the accompanying statement of financial condition of Rance King Securities Corporation (the "Company") as of January 31, 2020, the related statements of income, changes in stockholder's equity, and cash flows for the year then ended, and the related notes (collectively referred to as the "financial statements"). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of January 31, 2020, and the results of its operations and its cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States.

Basis for Opinion

These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on the Company's financial statements based on our audit. We are a public accounting firm registered with the Public Company Accounting Oversight Board (United States) ("PCAOB") and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. Our audit included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audit also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audit provides a reasonable basis for our opinion.

Supplemental Information

The information contained in Schedules I, II and III ("Supplemental Information") has been subjected to audit procedures performed in conjunction with the audit of the Company's financial statements. The Supplemental Information is the responsibility of the Company's management. Our audit procedures included determining whether the Supplemental Information reconciles to the financial statements or the underlying accounting and other records, as applicable, and performing procedures to test the completeness and accuracy of the information presented in the Supplemental Information. In forming our opinion on the Supplemental Information, we evaluated whether the Supplemental Information, including its form and content is presented in conformity with 17 C.F.R. § 240.17a-5. In our opinion, Schedules I, II and III are fairly stated, in all material respects, in relation to the financial statements taken as a whole.

Morarez & Associates, Inc.

We have served as the Company's auditor since 2019. Northridge, California

March 25, 2020

STATEMENT OF FINANCIAL CONDITION

JANUARY 31, 2020

ASSETS

Assets:	
Cash in bank	\$ 1,147,380
Due from related parties	330,593
Prepaid taxes	14,075
Total assets	\$ 1,492,048
LIABILITIES AND STOCKHOLDER'S EQUITY	
Liabilities:	
Accrued expenses	\$ 1,193,151
Total liabilities	1,193,151
Stockholder's equity:	
Common stock, no par value; 100 shares	
authorized; 50 shares issued and outstanding	10,000
Additional paid-in capital	28,911
Retained earnings	259,986
Total stockholder's equity	298,897
Total liabilities and stockholder's equity	\$ 1,492,048

STATEMENT OF INCOME

FOR THE YEAR ENDED JANUARY 31, 2020

Revenues:			
Marketing and due diligence income - related party		\$	2,923,138
Commissions income - related party			5,733,625
Total revenues			8,656,763
Expenses:			
Commissions	\$ 5,160,047		
Salaries	2,431,161		
Marketing and due diligence	656,550		
Conferences and seminars	136,219		
Licenses, fees and regulatory assessments	65,794		
Professional fees	81,021		
Postage and delivery	32,013		
Occupancy	25,997		
Travel and transportation	17,406		
Employee benefits	14,462		
Office supplies/other	 42,953	-	
Total expenses			8,663,623
Operating Loss			(6,860)
Other Income:			
Interest income			12,968
Income before income taxes			6,108
Income taxes			3,125
Net income		\$	2,983

STATEMENT OF CHANGES IN STOCKHOLDER'S EQUITY

FOR THE YEAR ENDED JANUARY 31, 2020

		ommon Stock	 dditional d-in capital	Retained Earnings	 Total
Balance, beginning of year	\$	10,000	\$ 28,911	\$ 257,003	\$ 295,914
Net income	\.		 -	 2,983	 2,983
Balance, end of year	\$	10,000	\$ 28,911	\$ 259,986	\$ 298,897

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED JANUARY 31, 2020

Cash flows from operating activities: Net income	\$	2,983
Adjustments to reconcile net income to net cash provided by operating activities:		
Change in:		(20.700)
Due from related party		(30,702)
Accrued expenses		815,005
Prepaid taxes		(13,375)
Net cash flows provided by operating activities		773,911
Cash flows from investing activities		-
Cash flows from financing activities		
Net increase in cash		773,911
Cash, beginning of year		373,469
Cash, end of year	<u>\$ 1</u>	,147,380
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATI	<u>ON</u>	
Cash paid during the year for: Interest	\$	40.500
Income taxes	\$	16,500

NOTES TO FINANCIAL STATEMENTS

JANUARY 31, 2020

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Business

The Company is a registered broker-dealer, subject to the rules and regulations of the Securities and Exchange Commission ("SEC") and is a member of the Financial Industry Regulatory, Inc. ("FINRA"), incorporated under the laws of the State of California maintaining its principal and only active office in Long Beach, California. Operations are pursuant to the (k)(2)(i) exemptive provision of SEC Rule 15c3-3, and the Company does not hold customer funds or securities. The Company's primary business consists of the wholesaling and retailing of direct participation programs for which a related entity is the general partner. The Company requires no collateral for its receivables and, thus, is subject to the risks inherent in the economy.

Method of Accounting

The Company maintains its books and records on the accrual basis of accounting.

Cash Equivalents

For purposes of the statement of cash flows, the Company considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents. There were no cash equivalents at January 31, 2020.

Concentration of Risk

Financial instruments that potentially subject the Company to concentration of credit risk consist principally of cash. The Company places its cash with high quality banking institutions and may at times exceed federally insured limits of \$250,000. As of January 31, 2020, the Company had cash deposits in two financial institutions amounting to \$552,772 and \$594,608, which exceeded federally insured limits by \$302,772 and \$344,608 respectively. The Company believes that the risk of loss is minimal. To date, the Company has not experienced any losses related to cash deposits with financial institutions.

Revenue Recognition

Revenue is recognized when evidence of an agreement exists, the price is fixed or determinable, collectability is reasonably assured and services performed. The Company recognizes revenue pursuant to the Managing Dealer Agreement with its related party when commission income is earned from sale of beneficial interests of a Delaware Statutory Trust ("DST"). Please refer to Note 3 for related party transactions.

Income Taxes

The Company files its income tax returns on the accrual basis of accounting. Current income taxes result from reporting of Federal income tax and California franchise tax for financial and tax purposes.

NOTES TO FINANCIAL STATEMENTS, CONTINUED

JANUARY 31, 2020

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

<u>Leases</u>

The Company shares its office space with an affiliate under the terms of an expense sharing agreement, which is cancelable with reasonable notice. This agreement is not subject to FASB ASC 842, Leases. The Company records shared expenses monthly as billed.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(2) INCOME TAXES

Income taxes consist of the following:

		<u>Federal</u>	<u>State</u>	<u>Total</u>
Current Deferred	\$	2,297	\$ 828	\$ 3,125
	<u>\$</u>	2,297	\$ 828	\$ 3,125

The Company accounts for income taxes in accordance with FASB ASC 740, *Income Taxes*, which requires the recognition of deferred income taxes using an asset and liability approach in recognizing timing differences. This approach requires the recognition of deferred tax assets and liabilities for the expected future tax consequences of temporary differences between the carrying amounts and the tax bases of other assets and liabilities. The tax effect of timing differences was not material at January 31, 2020.

The Company files income tax returns in the U.S. federal jurisdiction and the State of California. The Company's income tax returns for the tax years ending 2016 and forward remain open for examination by federal, and 2015 and forward remain open for examination by State of California.

(3) RELATED PARTY TRANSACTIONS

The Company has an expense-sharing agreement with Rance King Properties, Inc. ("RKP"), an affiliate of the Company and the only sponsor of the offerings. The Company agreed to lease and/or utilize certain facilities, equipment, personnel, and third party services from RKP. On January 1, 2020, the agreement was amended and shall remain in effect unless terminated according to its terms. Unless terminated, the agreement shall thereafter automatically renew for successive one-year periods. During the term, the Company is legally obligated to RKP for certain costs based on the Company's pro rata share of these costs, which include rental of facility, utilities, office expenses,

NOTES TO FINANCIAL STATEMENTS, CONTINUED

JANUARY 31, 2020

(3) RELATED PARTY TRANSACTIONS, continued

accounting and tax services, and personnel, which totaled \$542,010 for the year ended January 31, 2020.

On July 23, 2018, May 3, 2019, June 24, 2019 and October 21, 2019, the Company entered into Managing Dealer Agreements (the "MDA") with RK One White Oak DST ("OWH DST"), RK Berewick Pointe DST ("Berewick DST"), RK Pointe at Lake Crabtree DST ("Crabtree DST") and RK Pointe at Prosperity Village DST ("Prosperity DST") respectively. These DSTs are related to 100% owner of the Company and also the 100% owner of trust manager entities. The terms of the MDA appoints the Company as the DSTs' exclusive managing placement agent for the purpose of the placement of all beneficial interests. Under the MDAs, the Company will receive sales commission equal to 6% of the proceeds released to the DSTs, a marketing management or placement fee equal to 2%, a non-accountable due diligence allowance of 0.5% of the proceeds, and a non-accountable marketing allowance of 0.5% of the proceeds. The Company earned commissions totaling \$8,656,763 from the sale of interests of certain DSTs for the year ended January 31, 2020.

It is possible that the terms of certain related party transactions are not the same as those that would result for transactions among wholly unrelated parties.

(4) NET CAPITAL

The Company is subject to a \$5,000 minimum net capital requirement under SEC Rule 15c3-1 which requires that the ratio of aggregate indebtedness to net capital shall not exceed 15 to 1. Net capital and the related net capital ratio fluctuate on a daily basis; however, as of January 31, 2020, the net capital ratio was 10.29 and the net capital was \$117,888 which exceeded the required minimum capital by \$38,345.

(5) SUBSEQUENT EVENTS

The Company has evaluated events and transactions subsequent to the statement of financial condition date for items requiring recording of disclosure in the financial statements. The evaluation was performed through the date the financial statements were available to be issued. Based upon review, the Company has determined that there were no such events or transactions which took place that would have a material impact on its financial statements.

(6) RECENTLY ISSUED ACCOUNTING PRONOUNCEMENTS

Effective February 1, 2019, the Company adopted the new FASB accounting standard *ASC 842*, *Leases*, which governs the accounting and reporting of leases by lessees. Lessor accounting and reporting is largely unchanged. ASC 842 generally applies to leases that have a lease term greater than 12 months at lease commencement, or that include an option to purchase the underlying asset the Company is reasonably certain to exercise. ASC 842's principal changes are: 1) recognizing leases on the Statement of Financial Condition by recording a Right-of-use asset and a Lease liability; 2) changes in lease expense recognition during the lease term based on its classification as an Operating lease or Finance lease; and 3) expanded disclosures of lease agreements, costs and other matters.

NOTES TO FINANCIAL STATEMENTS, CONTINUED

JANUARY 31, 2020

(6) RECENTLY ISSUED ACCOUNTING PRONOUNCEMENTS, Continued

The Company shares space with an affiliate under an expense sharing agreement that is not subject to ASC 842 due to the short-term lease exemption. The adoption of ASC 842 had no effect on the Company's financial statements for the year ended January 31, 2020.

SCHEDULE I COMPUTATION OF NET CAPITAL PURSUANT TO RULE 15c3-1

JANUARY 31, 2020

Total stockholder's equity			\$	298,897
Less: non-allowable assets Receivable, in excess of payable	\$	(166,934)		
Prepaid taxes Total non-allowable assets		(14,075)		(181,009)
Net capital			\$	117,888
COMPUTATION OF BASIC NET CAPITAL RE	QU	REMENT		
Minimum net capital required (6-2/3% of aggregate indebtedness)			\$	79,543
Minimum dollar net capital required			\$	5,000
Net capital requirement (greater of above two figures	s)		\$	79,543
Excess net capital			\$	38,345
COMPUTATION OF RATIO OF AGGREGATE IN	IDE:	BTEDNES	S	
Total aggregate indebtedness			\$	1,193,151
Ratio of aggregate indebtedness to net capital				10.12 to 1
Percentage of debt to debt-equity total computed in accordance with Rule 15c3-1(d)				N/A

There was no material difference between net capital computation shown here and the net capital computation shown on the Company's unaudited Form X-17A-5 report dated January 31, 2020.

See Report of Independent Registered Public Accounting Firm

SCHEDULE II COMPUTATION FOR DETERMINATION OF RESERVE REQUIREMENTS PURSUANT TO RULE 15c3-3

JANUARY 31, 2020

Not Applicable - The Company is exempt pursuant to the (k)(2)(i) exemptive provision of SEC Rule 15c3-3 and does not hold customer funds or securities.

SCHEDULE III INFORMATION RELATING TO THE POSSESSION OR CONTROL REQUIREMENTS PURSUANT TO RULE 15c3-3

JANUARY 31, 2020

Not Applicable - The Company is exempt pursuant to the (k)(2)(i) exemptive provision of SEC Rule 15c3-3 and does not hold customer funds or securities.

Rance King Securities Corporation Report on Exemption Provisions Pursuant to 17 C.F.R. § 15c3-3(k) For the Year Ended January 31, 2020



REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To Those Charged with Governance and the Stockholder of Rance King Securities Corporation:

We have reviewed management's statements, included in the accompanying Assertions Regarding Exemption Provisions, in which (1) Rance King Securities Corporation identified the following provisions of 17 C.F.R. § 15c3-3(k) under which Rance King Securities Corporation claimed an exemption from 17 C.F.R. § 240.15c3-3: (k)(2)(i) (the "exemption provisions") and (2) Rance King Securities Corporation stated that Rance King Securities Corporation met the identified exemption provisions throughout the year ended January 31, 2020 without exception. Rance King Securities Corporation's management is responsible for compliance with the exemption provisions and its statements.

Our review was conducted in accordance with the standards of the Public Company Accounting Oversight Board (United States) and, accordingly, included inquiries and other required procedures to obtain evidence about Rance King Securities Corporation's compliance with the exemption provisions. A review is substantially less in scope than an examination, the objective of which is the expression of an opinion on management's statements. Accordingly, we do not express such an opinion.

Based on our review, we are not aware of any material modifications that should be made to management's statements referred to above for them to be fairly stated, in all material respects, based on the provisions set forth in paragraph (k)(2)(i) of Rule 15c3-3 under the Securities Exchange Act of 1934.

vany & associates, be.

Northridge, California March 25, 2020



EXEMPTION REPORT PURSUANT TO SEC RULE 17A-5

JANUARY 31, 2020

Rance King Securities Corporation operates pursuant to the (k)(2)(i) exemptive provision of SEC Rule 15c3-3.

(k) EXEMPTIONS

- (2) The provisions of this rule shall not be applicable to a broker or dealer:
- (i) Who carries no margin accounts, promptly transmits all customer funds and delivers all securities received in connection with its activities as a broker or dealer, does not otherwise hold funds or securities for, or owe money or securities to, customers and effectuates all financial transactions between the broker or dealer and its customers through one or more bank accounts, each to be designated as "Special Account for the Exclusive Benefit of Customers of (name of the broker or dealer)"

During the year ended January 31, 2020, the Company met the provisions of this exemption without exception.

WK Kuss	-
William Rance King, Jr. President	
Date	

Rance King Securities Corporation Report on the SIPC Annual Assessment Pursuant to Rule 17a-5(e)4 For the Year Ended January 31, 2020



REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM ON APPLYING AGREED-UPON PROCEDURES

To Those Charged with Governance and the Stockholder of Rance King Securities Corporation:

We have performed the procedures included in Rule 17a-5(e)(4) under the Securities Exchange Act of 1934 and in the Securities Investor Protection Corporation (SIPC) Series 600 Rules, which are enumerated below and were agreed to by Rance King Securities Corporation and the SIPC, solely to assist you and SIPC in evaluating Rance King Securities Corporation's compliance with the applicable instructions of the General Assessment Reconciliation (Form SIPC-7) for the year ended January 31, 2020. Rance King Securities Corporation's management is responsible for its Form SIPC-7 and for its compliance with those requirements. This agreed-upon procedures engagement was conducted in accordance with standards established by the Public Company Accounting Oversight Board (United States) and in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose. The procedures we performed, and our findings are as follows:

- 1) Compared the listed assessment payments in Form SIPC-7 with respective cash disbursement records entries, noting no differences;
- 2) Compared the Total Revenue amount reported on the Annual Audited Report Form X-17A-5 Part III for the year ended January 31, 2020 with the Total Revenue amount reported in Form SIPC-7 for the year ended January 31, 2020, noting no differences;
- 3) Compared any adjustments reported in Form SIPC-7 with supporting schedules and working papers, noting no differences;
- 4) Recalculated the arithmetical accuracy of the calculations reflected in Form SIPC-7 and in the related schedules and working papers supporting the adjustments, noting no differences; and
- 5) Compared the amount of any overpayment applied to the current assessment with the Form SIPC-7 on which it was originally computed, noting no differences.

We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on Rance King Securities Corporation's compliance with the applicable instructions of the Form SIPC-7 for the year ended January 31, 2020. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of Rance King Securities Corporation and the SIPC and is not intended to be and should not be used by anyone other than these specified parties.

Alvarez & Associates, Inc.

Northridge, California March 25, 2020

> 9221 Corbin Avenue Suite 165 Northridge, California 91324





Rance King Securities Corporation Schedule of Securities Investor Protection Corporation Assessments and Payments For the Year Ended January 31, 2020

	Aı	nount
Total assessment	\$	-
Less prior overpayment applied		(159)
SIPC-6 general assessment		-
SIPC-7 general assessment		
Total assessment balance (overpayment carried forward)	<u>\$</u>	(159)